178.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	864,000 / 864,000
					USE VALUE:	864,000 / 864,000
					ASSESSED:	864,000 / 864,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREENE GARY R
Owner 2:	
Owner 3:	
Street 1:	95 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROBINSON CATHERINE T -
Owner 2:	-
Street 1:	95 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,174 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Vinyl Exterior and 2044 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5174.000	459,300	2,000	402,700	864,000
Total Card	0.119	459,300	2,000	402,700	864,000
Total Parcel	0.119	459,300	2,000	402,700	864,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.70 | /Parcel: 422.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120657
GIS Ref:
GIS Ref:
Insp Date: 07/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	459,500	2000	5,174.	402,700	864,200	864,200	Year End Roll	12/18/2019
2019	104	FV	362,500	2000	5,174.	402,700	767,200	767,200	Year End Roll	1/3/2019
2018	104	FV	318,600	2000	5,174.	339,400	660,000	660,000	Year End Roll	12/20/2017
2017	104	FV	299,200	2000	5,174.	310,600	611,800	611,800	Year End Roll	1/3/2017
2016	104	FV	295,900	0	5,174.	264,600	560,500	560,500	Year End	1/4/2016
2015	104	FV	248,000	0	5,174.	230,100	478,100	478,100	Year End Roll	12/11/2014
2014	104	FV	248,000	0	5,174.	212,800	460,800	460,800	Year End Roll	12/16/2013
2013	104	FV	257,600	0	5,174.	202,500	460,100	460,100		12/13/2012

!13993!

PRINT: Date 12/11/20 | Time 03:52:47

LAST REV: Date 03/23/20 | Time 10:00:37 | danam

PAT ACCT. 13993

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINSON CATHER	56945-265		6/3/2011		410,000	No	No		
	11737-45		9/4/1969		1	No	No		N

USER DEFINED

Prior Id # 1:	120657
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	302	Solar Pa	22,400	C				
10/14/2016	1242	Porch	5,000	C				REPLACE STAIRS
10/19/2015	1584	Addition	76,000					
6/14/2010	667	New Wind	7,119					REPLACE 6 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
4/14/2016	Permit Visit	PT	Paul T
4/14/2016	Left Notice	PT	Paul T
12/3/2008	Measured	355	PATRIOT
3/15/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5174		Sq. Ft.	Site		0	70.	1.11	7									402,654						402,700	

Total AC/HA: 0.11878 | Total SF/SM: 5174 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 402,654 | Spl Credit | Total: 402,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.16369867
Const Adj.:	0.96861809
Adj $ / SQ:	180.349
Other Features:	112500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564205
Depreciation:	104942
Depreciated Total:	459263

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	3	1	
Totals			
2	9	4	

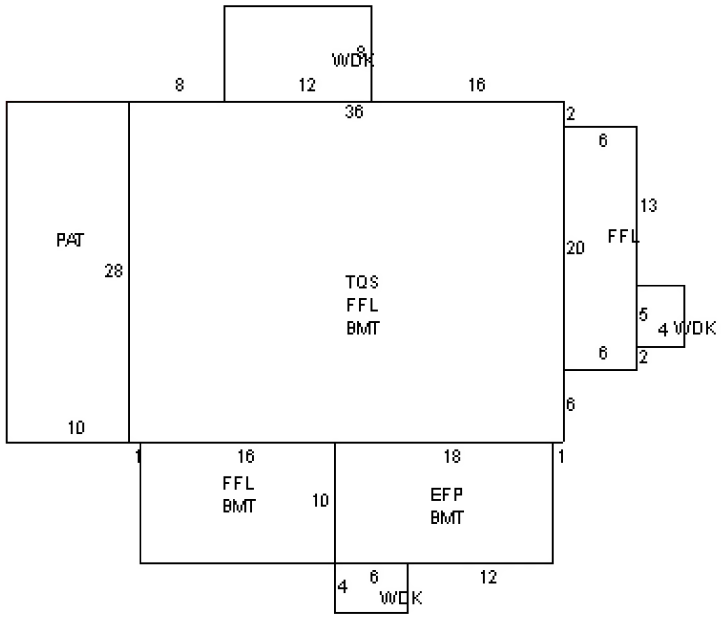
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.35
Special Features:	0	Val/Su Net:	115.06
Final Total:	459300	Val/Su SzAd	224.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,348	54.100	72,933
FFL	First Floor	1,288	180.350	232,289
TQS	3/4 Story	756	180.350	136,344
PAT	Patio	280	3.480	973
EFP	Enclos Porch	180	41.020	7,384
WDK	Deck	140	12.730	1,782

Net Sketched Area:	3,992			Total:	451,705
Size Ad	2044	Gross Are	4244	FinArea	2044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X38	A	AV	2014	2.74	T	5	104			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000